004.0	0004	0005.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	957,900 /	957,900
					USE VALUE:	957,900 /	957,900
					ASSESSED:	957,900 /	957,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
102	-104	MILTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CONDE DOLORES
Owner 2:	
Owner 3:	
Street 1:	102 MILTON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,240 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Garden Building built about 1927, having primarily Vinyl Exterior and 3260 Square Feet, with 3 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 16 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
105	5240.000	492,400	3,700	461,800	957,900
Total Card	0.120	492,400	3,700	461,800	957,900
Total Parcel	0.120	492,400	3,700	461,800	957,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 293.80 | /Parcel: 293.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	4079
GIS Ref	
GIS Ref	
Insp Date	09/08/17

!434!

PREVIOUS ASSESSMENT

Parcel ID: 004.0-0004-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	105	FV	492,600	3700	5,240.	461,800	958,100	958,100	Year End Roll	12/18/2019
2019	105	FV	387,300	3900	5,240.	490,600	881,800	881,800	Year End Roll	1/3/2019
2018	105	FV	387,300	3900	5,240.	357,900	749,100	749,100	Year End Roll	12/20/2017
2017	105	FV	364,300	3900	5,240.	311,700	679,900	679,900	Year End Roll	1/3/2017
2016	105	FV	364,300	3900	5,240.	265,500	633,700	633,700	Year End	1/4/2016
2015	105	FV	326,600	4000	5,240.	259,700	590,300	590,300	Year End Roll	12/11/2014
2014	105	FV	326,600	4000	5,240.	213,600	544,200	544,200	Year End Roll	12/16/2013
2013	105	FV	339,100	4000	5,240.	203,200	546,300	546,300		12/13/2012

PRINT

Date	Time
12/10/20	16:14:09

LAST REV

Date	Time
09/22/17	08:06:41
ekelly	
434	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	11304-111		3/28/1967			No	No		N

USER DEFINED

Prior Id # 1:	4079
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/8/2017	MEAS&NOTICE	HS	Hanne S
5/18/2009	Measured	189	PATRIOT
4/6/2009	Meas/Inspect	163	PATRIOT
9/21/1999	Meas/Inspect	256	PATRIOT
5/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
105	Three Fam.		5240		Sq. Ft.	Site		0	80.	1.10	1									461,761						461,800	

Total AC/HA: 0.12029 | Total SF/SM: 5240 | Parcel LUC: 105 | Three Fam. | Prime NB Desc: ARLINGTON | Total: 461,761 | Spl Credit | Total: 461,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	3	Total:	3
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:	1	Rating:	Fair
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.10891604
Const Adj.:	0.98990101
Adj $ / SQ:	186.612
Other Features:	137750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	713668
Depreciation:	221237
Depreciated Total:	492431

COMMENTS

3RD UNIT IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	16	BRs:	5	Baths:	2	HB	

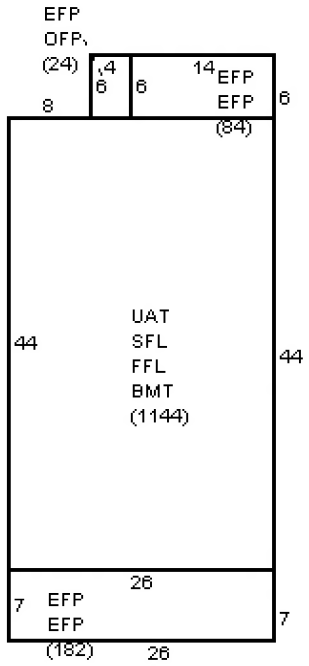
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	6	2	M
1	4	1	1
Totals			
3	16	5	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,144	81.180	92,866
FFL	First Floor	1,144	186.610	213,484
SFL	Second Floor	1,144	186.610	213,484
EFP	Enclos Porch	556	31.800	17,679
UAT	Upper Attic	286	130.630	37,360
OFP	Open Porch	24	43.560	1,045

Net Sketched Area:	4,298			Total:	575,918
Size Ad	2288	Gross Are	5156	FinArea	3260

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	60	A	
UAT	100	FLA	100	C	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	186.61
Special Features:	0	Val/Su Net:	114.56
Final Total:	492400	Val/Su SzAd	215.21

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

004.0-0004-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
14	Open Porch	D	Y	1	18X10	A	AV	1995	25.67	T	19.2	105			3,700			3,700
2	Frame Shed	D	Y	1	8X8	A	AV	1998	0.00	T	16.8	105						

More:	N	Total Yard Items:	3,700	Total Special Featues:		Total:	3,700